## HALFERTY ACRES RECORD PROPERTY DESCRIPTIONS: PLAT DEDICATION: The undersigned owners of the property described herein have caused the same to be subdivided as shown on this plat and said property shall hereafter be known as Halferty INCORP FROPERTY DISCRIPTIONS: Trast 1: All part of Section Thirty-dues (2)) Township Filty-four (54) Range Thirty-two (22) described as follows: Reginning at a point in the West line of Section Thirty-dues (33) a distance of 124 for 124 FINAL PLAT PART OF REPLAT OF HALFERTY ESTATES LOTS 1 & 2, A SUBDIVISION IN EASISTED ENICATION: A second to the County of Clay, Missouri for the purpose of Clay, Missouri for the purpose of locating, commercing, operating and maintaining facilities for what, may receive the control of the c SECTION 33, T-54N; R-32W CLAY COUNTY, MISSOURI 2668.86"=M & EVANS S 89"39"34" E 2671.86"=M 2671.79"=COE S 89"28"25" E 30' STRIP TO BE DEDICATED FOR SW 200TH STREET R/W All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe, and continuous maintenance of the abroard uses and specifically their shall not be built favener on the southeast of secondary and the state of the C/L SW 200TH ST BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built hetween this line and the street line. BOOK 2246 PAGE 881 7.5' U.E. Streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated. BOOK 6950 PAGE 39 98 LOT 2 20.00 ACRES 2645.93"=EVANS 2645.93"=M N 00'31'31" E B & R Farms, LLC 1/2" BAR & YELLOW CAP Tract 2: Lots One (1) and Two (2) Halferty Estates, a subdivision in Clay County, Missouri. By: Robert E. Schmidt, Managing Partner EXCEPT INE POLLOWING DISSECREE TRACTO PLANDs. Beginning at the Bast CRUSTEY THE POLLOWING DISSECREED TRACTO PLANDs. Beginning at the Bast Quarter Corner of Section 33, Township 54 North, Range 32 West, Clay Cosmy, Missouri, times along the South line of the Northern Quarter of add section North 50 degrees 32 minutes 27 records East, 372.5 are section of the South Plands of the North 60 degrees 32 minutes 27 records East, 372.5 are section of the Northern Countries of the Northern Quarter of said section; themes along sold line North 50 degrees 52 minutes 22 records West, 132.55 Sect. phone of period period and the North 50 degrees 42 minutes 22 records West, 132.55 Sect. phone of period period period of the Northern Quarter of said section; themes South 60 degrees 44 minutes 60.2 seconds West, 132.65 Sect. phone of the Northern Quarter of said section; themes South 60 degrees 44 minutes 60.2 seconds West, 132.65 Sect. phone of the Northern Quarter of said section; themes does under 150 degrees 150 minutes 10 seconds West, 1257.62 feet to the Point of Degunitary. Contribute 564 learns, more of less. COUNTY OF DEDICA N On this Yubilic in and for said stip, personally appeared Robert E. Schmidt, Managing Partner, of B & R Parus, LLC, to me personally known and by me duly sweem did say he executed the foregoing instrument in behalf of said limited liability company and he executed the foregoing instrument in behalf of said limited liability company and the said control of the said and the same as his free act and deed for the purposes TO BE P.O.B. TRACT BOOK 6859 PAGE 21 15' U.E. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written. LOT 6 334.53'=M 334.82'=C0 N 89'50'16' W SURVEYOR'S CERTIFICATION: 18.55 ACRES CORNER S R-32W C URVEY CO LHEREBY CERTIFY that we have performed a survey and proposed the accompanying plats of the premise described hereon which meets or exceeds the current Missouri Minimum Standards for Properly Boundary Surveys as jointly adopted by the Missouri Bound for Archiboces, Professional Ranginess, professional Land Surveyon, and Landscape Archibects and Missouri Department of Natural Resources, Davisions of Goological Survey and Resources Archibects and the results of said surveys are represented on this plat to the best of my professional Landscape and belief. (W 1/4 CORNER SECTION 33) T-54N; R-32W FOUND 2" PIPE & BRASS CAP LS 61 S 00'40'10" W 327.74'=M 327.91'=C0 T-54N: FROM SI PLANNING COMMISSION STATE OF MISSOURI ) S 89'50'54" E 2657.90'-M 2657.41'=EVANS 334.73'=M 334.95'=COF (P.O.B EXCEPTION) WITNESS hand and seal this Thirtieth (30th) day of January, 2014. COUNTY OF CLAY The plat of Halferty Acres has been submitted to and considered by the Clay County Planning Commission on this on this \_\_\_\_\_ day of .2014. N 89°25'27" W TRACT SURVEYED BY C.O.E ON JANUARY 1977 15' U.E. S 89'54'37" E 1029.61' 7.5' U.E./ 1/2" BAR 328.59 =COE 328.46 =M 00'44'29" W 1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: essements, other than possible sessements that were visible at the time of making of this survey, building seloukt lines; restrictive covenants, subdivision restrictions; rosing or other lined-use regulations, and any other fresh that a necessite and current the search may disclose. COUNTY COMMISSION: The easements and right-of-ways were accepted by the County Commission of Clay County, Missouri on this on this Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or address and transferable to additional S 00'46'57" W 17'=M 2628.12=C 2628.36'=EVANS 3. Survey is valid only if print has original seal and signature of surveyor. Eastern Commissions 4. Every document of record reviewed and considered as a part of this survey is noted heroon. Only the documents noted heroon were supplied the surveyor. No abstract of title, nor title commitment, nor results of this surviews were finished the surveyor. There may exist other documents of record that would affect this purcel. -15° U.E. ATTEST: County Clerk RECORDED OF DEFINE Surveyor has made no investigation or independent search for ensements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. STATE OF MISSOURI COUNTY OF CLAY The word "certify" or "certificate" as shown and used hereon means an expression professional opinion regarding the facts of the survey and does not constitute a warranty guarantee, expressed or implied. This is to certify that this plat was filed at the Recorder's Office of Clay County, Missouri, in Cabinet \_\_\_\_\_\_ in Sleeve \_\_\_\_\_ at \_\_\_\_ am/pm o'clock on the \_\_\_\_\_\_ day of \_\_\_\_\_\_ , 2014. TRACT SURVEYED BY DAVID MONROE LS #1433 M & M SURVEYING The South line of the Southeast Quarter of Section 33, Township 54 North, Range 32 West, Clay County, Missouri bears South 89 degrees 54 minutes 13 seconds But for this Deputy RECEIVEL Recorder of Deeds FEB 03 2014 BK /167 Pg 65 PREPARED FOR: SHOW-ME-REALTY SECTION 33, T-54N; R-32W CLAY COUNTY, MISSOURI NE 192ND ST. 1/2" BAR 11.8'N \$ 89'56'36" E 2636.97'=M 2637.22"-EVANS 16.07'=M 16'=F 50' STRIP TO BE DEDICATED FOR / S 89'54'13" E 2679.52'=M 2679.42'=C0E OWNER/DEVELOPER B & R Farms, LLC 15901 Harold Drive Belton, MO 64012-5459 LAND SURVEYORS - PLANNERS 7.5' UTILITY EASE. DEDICATED IN HALFE ESTATES BY B DACE MIDLAND 501 North Market, Maryville, MO 64468 ph. (660) 582-8633 fax (660) 582-7173 4784 Frederick Blvd, St. Joseph, MO 6450 ph. (816) 233-7900 fzx (816) 233-4852 SHEET NO. HALFERTY ACRES 1/23/14 1"=300" 1 or 1